| 080.0 | 0005 | 0006.B | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card / | Total Parcel |
|---|---|---|
| APPRAISED: | 1,056,900 / | 1,056,900 |
| USE VALUE: | 1,056,900 / | 1,056,900 |
| ASSESSED: | 1,056,900 / | 1,056,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 10 | | SUMMER HILL CIR, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | HRUSKA JENNIFER A |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 10 SUMMER HILL CIR |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MENOTOMY REALTY CORP - |
| Owner 2: | - |
| Street 1: | 29 ALLEN ROAD |
| Twn/City: | WINCHESTER |
| St/Prov: | MA Cntry: |
| Postal: | 01890 |

## NARRATIVE DESCRIPTION

This parcel contains 6,139 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2011, having primarily Vinyl Exterior and 2860 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6139.000 | 634,000 | | 422,900 | 1,056,900 |
| Total Card | 0.141 | 634,000 | | 422,900 | 1,056,900 |
| Total Parcel | 0.141 | 634,000 | | 422,900 | 1,056,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.55 | /Parcel: 369.5

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 312818
GIS Ref:
GIS Ref:
Insp Date: 07/31/12

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 080.0-0005-0006.B

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 633,400 | 0 | 6,139. | 422,900 | 1,056,300 | 1,056,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 497,600 | 0 | 6,139. | 429,000 | 926,600 | 926,600 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 497,600 | 0 | 6,139. | 320,200 | 817,800 | 817,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 497,600 | 0 | 6,139. | 290,000 | 787,600 | 787,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 497,600 | 0 | 6,139. | 277,900 | 775,500 | 775,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 492,200 | 0 | 6,139. | 235,600 | 727,800 | 727,800 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 492,200 | 0 | 6,139. | 223,500 | 715,700 | 715,700 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 492,200 | 0 | 6,139. | 212,700 | 704,900 | 704,900 | | 12/13/2012 |

!15849!

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 05:31:23 |

## LAST REV

| Date | Time |
|---|---|
| 03/12/15 | 10:46:42 |

philc

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 49799 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15849

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MENOTOMY REALTY | 51244-343 | | 5/30/2008 | Portion-Asst | 450,000 | No | No | | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 11/3/2014 | 1538 | Solar Pa | 12,000 | | | | | |
| 12/14/2011 | 1845 | Heat App | 10,000 | | | | | 2 WARM AIR FURNACE |
| 10/21/2011 | 1336 | New Buil | 280,000 | C | | | | INSTALL NEW MODULA |
| 10/21/2011 | 1335 | Manual | 500 | C | | | | MOVE NEW MODULAR H |
| 10/4/2011 | 1238 | Foundati | 22,600 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/31/2012 | Measured | BR | B Rossignol |
| 7/11/2012 | External Ins | BR | B Rossignol |
| 4/4/2012 | Info Fm Prmt | BR | B Rossignol |
| 6/6/2011 | Whole Card | BR | B Rossignol |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6139 | | Sq. Ft. | Site | | 0 | 70. | 0.98 | 5 | | | | | | | | | 422,919 | | | | | | 422,900 | |

Total AC/HA: 0.14093 | Total SF/SM: 6139 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 422,919 | Spl Credit | Total: 422,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 2011 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G13 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 3 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 4.9 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.9 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.01713276 |
| Const Adj.: | 1.04989493 |
| Adj $ / SQ: | 133.485 |
| Other Features: | 106003 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 666620 |
| Depreciation: | 32664 |
| Depreciated Total: | 633956 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 5 | | | BRs: 3 | | | | Baths: 2 | | HB 1 | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

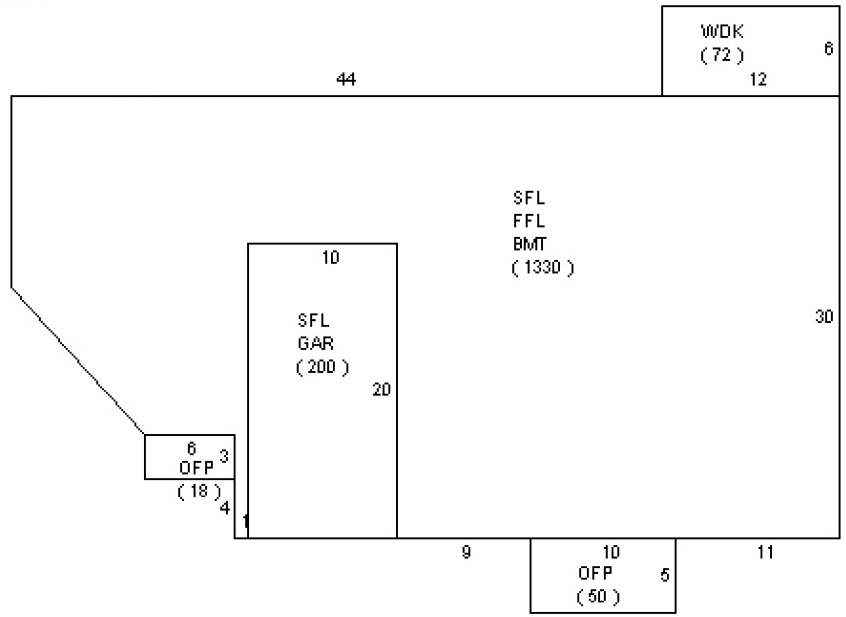
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 3 | M |
| Totals | | | |
| 1 | 5 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 161.52 |
| Special Features: | 0 | Val/Su Net: | 139.96 |
| Final Total: | 634000 | Val/Su SzAd | 221.68 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,530 | 133.490 | 204,233 |
| BMT | Basement | 1,330 | 40.050 | 53,261 |
| FFL | First Floor | 1,330 | 133.490 | 177,535 |
| GAR | Garage | 200 | 28.870 | 5,774 |
| WDK | Deck | 72 | 16.800 | 1,209 |
| OFP | Open Porch | 68 | 42.800 | 2,910 |
| | Net Sketched Area: | 4,530 | Total: | 444,922 |
| Size Ad | 2860 | Gross Are | 4530 | FinArea 2860 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

080.0-0005-0006.B

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|